

AT A PUBLIC HEARING AND REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS ROOM, 8TH FLOOR, CITY HALL, HAMPTON, VIRGINIA, ON JANUARY 12, 2004 AT 3:30 P.M.

PRESENT: Chairman Harold O. Johns; Vice-Chairman Timothy B. Smith; and Commissioners Ralph A. Heath, Perry T. Pilgrim, Katherine K. Glass, George E. Wallace, and Randy Gilliland

ABSENT: None

ROLL CALL

A call of the roll noted all members present.

ITEM I. MINUTES

There being no additions or corrections, a motion was made by Commissioner Randy Gilliland and seconded by Commissioner Katherine K. Glass, to approve the minutes of the December 8, 2003 Planning Commission meeting. A roll call vote on the motion resulted as follows:

AYES:	Smith, Pilgrim, Glass, Wallace, Gilliland, Johns
NAYS:	None
ABST:	Heath
ABSENT:	None

ITEM II. STAFF REPORTS

A. Youth Planner Report

Ms. Carlene Bermann, Youth Planner, stated over the past month, the Hampton Youth Commission and the Youth Planners have been meeting twice a month with subgroups to discuss the implementation of Community Plan goals, funding of important youth-related issues in the community, and the progression of the Teen Center project. On December 15th, the Youth Commission held its third public meeting, and the topic of discussion was about grants. The Commission's next public meeting will focus on the Uth Act project, to be held on January 26th at the Ruppert Sargent Building. She invited the Commission to attend the meeting. She stated the Teen Center Committee is preparing a second presentation to youth and adults who are interested in becoming members of a fundraising committee, or to assist and give support in any way they can towards the Teen Center project and the youth of Hampton. The meeting will be held on Thursday, January 22nd at 7:00 p.m. at the Ruppert Sargent Building. The committee is developing a fundraising project and they would like to begin moving on that project. She stated the past few weeks have been eventful for the Community Plan Youth Focus Group. On December 22nd, the group took a field trip to Richmond, Virginia to observe the continuously evolving architecture of the city and compare the

distinct diverse environments of the developing downtown, innovative Short Pump Mall, and eclectic Cary Town. The trip proved to be informative and exciting. She stated the group has been split into two sub-groups to focus on the major goals they wish to accomplish during the year which are: increasing the availability of college and alternative options to youth, and increasing the number of youth-friendly businesses in Hampton. These groups have been called the "Website" and "Youth-Friendly Guidebook" groups, as these are the routes they have chosen to best achieve their goals over the course of the school year. In closing, Ms. Bermann stated the Planning Department recently received some exciting and honorable news. Hampton has made the cut to advance to the next stage in the Innovations in American Government Award competition. This is a very prestigious award, and the youth are privileged to get this far. The application relates to youth engagement in Hampton and focuses on youth in planning and decision-making roles. On January 26th, Mr. David Skaggs, a former Congressman in Colorado, and the Director of the Center for Democracy and Citizenship in Washington, D.C., will be coming to Hampton to do a site visit with Ms. Cindy Carlson, the Hampton Youth Commission, and the Youth Planners. She hopes this will prove to be a beneficial experience for everyone. She thanked the Commission for their time, and entertained questions or comments.

B. Community Plan Update

Mr. Keith Cannady presented an update on Hampton's Community Plan. He discussed the Land Use Plan Section of the Community Plan, which is the policy guide for decisions and gave a briefing on the Structure of the city. He welcomed questions and comments from the Commission.

C. Briefing/Rental Dwelling Ordinance

Mr. Steve Shapiro, Zoning Administrator briefed the Commission on the Rental Dwelling Ordinance. He presented background information on the committees that were created to explore the issues of inspections of existing dwelling units and a symposium to gain knowledge about the program. He explained the Hampton Housing Quality Assurance Certificate Program and how it works. This ordinance only applies to rental dwelling units located in conservation and rehabilitation districts designated by the City of Hampton. A pilot proposal is designated for Pasture Point and Old Hampton neighborhoods. The Pasture Point Neighborhood Association, Old Hampton Neighborhood Association and the Hampton Neighborhood Commission have approved this program. A request will be forwarded to City Council for adoption on February 11 and 25, 2004. The ordinance will reside in the City Code, not the Zoning Ordinance. A copy is attached hereto and made a part hereof.

ITEM III. PUBLIC HEARING

Chairman Johns read the public hearing notice on the next agenda item as advertised in the Daily Press on December 29, 2003 and January 5, 2004.

A. **Downtown Hampton Master Plan**

Downtown Hampton Master Plan by the City of Hampton. The Master Plan recommendations include improving the street network, open spaces, waterfront access, land use, housing, commercial development and other downtown development issues. The vision for downtown is represented by a series of drawings and illustrations to visualize the kind of place that downtown would become once the plan is implemented.

Mr. Terry O'Neill, Director of Planning, stated Planning staff, as well as other departments collaborated on this effort and are present for questions or comments. He stated City Council authorized Planning staff to engage in this effort. Staff has worked with Urban Design Associates since this summer, which has been a six month process. The document represents the complete work that is being presented to the Commission and to forward on to City Council on the new Downtown Hampton Master Plan, as well as accompanying material that deals with the market, road and traffic analysis. He stated the boundaries of this plan are bigger than the Downtown Master Plan that the city currently operates under. The boundaries include the in-town neighborhoods (i.e., Pasture Point, Old Hampton extending down to Brights Creek, Victoria Boulevard Historic District, and LaSalle Avenue up to the interstate). In regards to the process, there was a lot of participation and gathering of communities and stakeholders who met at several locations to discuss various issues and concerns regarding downtown. He gave a brief summary of the data that was collected, key challenges and initiatives, trying ideas, proposed changes and best ideas. He stated the next step is to amend the policy documents to reflect recommendations (December – March 04) and a city-wide retail/housing market study (December – January 04). After the document has been finalized, the next steps is to solicit request for proposals for development of recommended sites (February); Phase I public improvements (Spring/Summer); Select development companies and negotiate contracts (April/June); Submission of review documents (August); and Break ground (October). A copy of which is attached hereto and made a part hereof.

Ms. Jerri Hollins, 301 Union Street, commended Mr. O'Neill and his staff, and the people who worked diligently to bring the Downtown Master Plan forward. She stated she is a descendant from the Contraband slaves in Hampton, and had lived on Grant Street for some time. Her concern is the preservation of the Contraband legacy who came here in 1861, and who initially resurrected Hampton from the ashes and supported a healthy community which involved naming the streets (i.e., Grant Street, Lincoln Street, Union Street, and Liberty Street which is now Armistead Avenue). She was concerned about the historical usage of the Watkins Feed Store. She believed it is appropriate to preserve the store. It has a two-fold initiative which could serve the community as a general store and a living museum which would attract tourist, provide jobs which services the community. She believed this would give credence to and honor to those ancestors who developed the area. She stated her father used to own a hotel, two pool rooms, a dry cleaning business and restaurant which is no longer on Queen Street. She stated all buildings which used to house black businesses are no

longer there, and the children no longer have the records to show that these were a group of people who resurrected themselves to build these businesses, and were able to obtain a sense of pride, dignity, and spiritual and moral emphasis within the community. She stated people worked together coming up as black and white in this community to preserve Hampton, which is the Hampton we are looking forward to in order to continue in a spiritual sense. She thanked staff again and the Gindroz group for coming forward and looking at the entire community and making it inclusive.

After discussion, the Commission approved the following resolution:

WHEREAS: The Planning Commission had before it this day a proposal by the City of Hampton, to adopt the 2004 Downtown Hampton Master Plan; and

WHEREAS: The proposed plan will update and replace the existing Downtown Hampton Plan (1989); and

WHEREAS: The area included in this plan covers the Downtown Core, the in-town neighborhoods of Pasture Point, Olde Hampton and the Victoria Boulevard Historic District as well as the Brights Creek industrial area adjacent to North Armistead Avenue; and

WHEREAS: Residents and staff recognized Downtown Hampton faces a series of challenges that needed to be comprehensively addressed to ensure the long term sustainability of Downtown's future; and

WHEREAS: The plan provides clear direction for policies regarding future development and opportunities for reinvestment and partnerships that will increase economic activities and enhance the connection and quality of life for the Downtown Core and in-town neighborhoods; and

WHEREAS: Seven key initiatives are recommended: The Settlers Landing Road corridor, the Waterfront Core, the Franklin Street area, Olde Hampton neighborhood, Pasture Point neighborhood, Victoria Boulevard neighborhood and the Brights Creek area; and

WHEREAS: In order to guide implementation of the key initiatives, the plan includes urban design policies, market analysis for both residential and retail uses, recommended street networks, parking strategies, a parks and open space concept, and more details regarding both public and private development opportunities within each major initiative.

WHEREAS: Implementation of the proposed recommendations will require policy changes to the 2010 Comprehensive Plan, Hampton Zoning Ordinance, Old Hampton Redevelopment Plan, and other existing codes and ordinances; and

WHEREAS: One resident of the Olde Hampton Neighborhood appeared to speak in favor of this proposal; and

WHEREAS: There were no members of the public present to speak in opposition, to the proposal, and

NOW, THEREFORE, on a motion by Commissioner Gilliland and seconded by Commissioner Heath,

BE IT RESOLVED that the Hampton Planning Commission respectfully recommends to the Honorable City Council to adopt the 2004 Downtown Hampton Master Plan.

A roll call vote on the motion resulted as follows:

AYES:	Smith, Pilgrim, Heath, Glass, Gilliland, Wallace, Johns
NAYS:	None
ABST:	None
ABSENT:	None

ITEM IV. AUTHORIZATION FOR PUBLIC HEARING

- A. Request authorization for planning staff to initiate Comprehensive Plan and Zoning Ordinance Amendments necessary to move forward with the recommendations made for the Downtown Master Plan.

Ms. Irayda Ruiz, City Planner, stated some of the recommendations in the 2004 Downtown Master Plan are inconsistent with the 2010 Comprehensive Plan and the Zoning Ordinance. Some of those inconsistencies are to encourage residential and mixed-uses in the Downtown core along with changes made in the street layout. She asked the Planning Commission to authorize Planning staff to move forward to make the necessary amendments to have a consistent policy and regulatory tools to move forward with the implementation of the 2004 Master Plan.

After discussion, a motion was made by Commissioner Randy Gilliland, and seconded by Commissioner Ralph A. Heath to authorize Planning staff to initiate the Comprehensive Plan and Zoning Ordinance Amendment in order to move forward with recommendations for the Downtown Master Plan. A vote on the motion resulted as follows:

AYES:	Smith, Pilgrim, Heath, Glass, Gilliland, Wallace, Johns
NAYS:	None
ABST:	None
ABSENT:	None

- B. Request authorization for public hearing on the Capital Improvements Plan on February 9th.

Mr. O'Neill stated the Commission was briefed on the status of the proposed Capital Improvements Plan (CIP). There is a requirement that the Planning Commission hold a public hearing and make a recommendation to forward on to City Council for the proposed CIP. Staff is requesting the Commission's request to authorize this public hearing on February 9th to receive public input.

After discussion, a motion was made by Commissioner Katherine K. Glass, and seconded by Commissioner Randy Gilliland to authorize a public hearing on February 9th for the proposed CIP, and in the interim, if possible, to receive a copy of the Contingency Plan. A vote on the motion resulted as follows:

AYES:	Smith, Pilgrim, Heath, Glass, Gilliland, Wallace, Johns
NAYS:	None
ABST:	None
ABSENT:	None

ITEM V. PLANNING DIRECTOR'S REPORT

- A. Downtown Hampton Master Plan Implementation

Mr. O'Neill stated staff will ask City Council to transfer funds which were appropriated into another line item of this year's budget, to allow the necessary improvements on Settlers Landing Road for on-street parking. This will be done on a trial basis to see if it does or does not work. Franklin Street will be extended one block outward to Settlers Landing Road to create a new intersection. The Merchant Lane improvements plans for a landscape promenade leading up to the Hampton History Museum. He believes this can be done fairly quickly and inexpensively to provide a more grandiose approach to the History Museum in front of Settlers Landing Road garage. Staff also wants to pursue Old Hampton Lane, which is the parking street in the plan, and be able to take Old Hampton Lane and turn it into on-street parking with a drive lane in the middle. He stated staff needs permission from some property owners to do small curb and gutter type improvements. Staff is requesting City Council's authorization to fill out a request for qualifications on three publicly owned properties (i.e., Good Year site which includes the Wine Street parking area; the Franklin Street parcels; and the Carousel market adjacent to carousel). These parcels are publicly owned and there is no property acquisition involved, and staff would seek private development interest for all three properties. Mr. O'Neill hopes that developers will be selected and have construction underway by summer or fall at the latest.

- B. Coliseum Central Master Plan Schedule

Mr. Donald Whipple, Senior City Planner, stated as staff is beginning to wrap up the design process for Downtown Hampton, they will begin the next master plan

process which is Coliseum Central. The Urban Design Associates (UDA) will be assisting staff in a similar manner as the Downtown Master Plan. Staff is introducing two kickoff dates for the Coliseum Central Master Plan: January 27th – 28th with the data collection, site inventory and analysis phase, to be held at the Holiday Inn. The Design Charrette is tentatively scheduled for February 17th – 19th at the Holiday Inn.

In response to a question by Commissioner Pilgrim, Mr. Whipple stated staff is still finalizing the schedule for January 27th and 28th. He stated it is an open process similar to the Downtown Master Plan. UDA will be available all day on January 27th, and wrap up around 12:00 noon or 1:00 p.m. on the 28th. The wrap up meeting will be at 11:00 a.m., Wednesday, January 28th. He stated as the dates draw closer, a more detailed itinerary will be sent to the Commissioners. He welcomed the Commissioners to attend the planning process.

ITEM VI. ITEMS BY THE PUBLIC

There were no items by the public.

ITEM VII. MATTERS BY THE COMMISSION

A. Appointments to the Zoning Ordinance Advisory Committee

Chairman Johns stated the appointees to the Zoning Ordinance Advisory Committee would work with staff with the assistance of the Clarion Associates, Inc., to rewrite the Zoning Ordinance. They are as follows: Sally Andrews, Deputy City Attorney; Terry O'Neill, Director of Planning; Steve Shapiro, Zoning Administrator; Caroline Butler, Chief Planner; and Tom Savage, Board of Zoning Appeals; Lawrence Cumming, Attorney, and Commissioner Timothy Smith, Planning Commission.

After discussion, a motion was made by Commissioner Perry T. Pilgrim, and seconded by Randy Gilliland. A vote on the motion resulted as follows:

AYES:	Smith, Pilgrim, Heath, Glass, Gilliland, Wallace, Johns
NAYS:	None
ABST:	None
ABSENT:	None

ITEM VIII. ADJOURNMENT

There being no additional items to come before the Commission, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Terry P. O'Neill
Secretary to Commission

APPROVED BY:

Harold O. Johns
Chairman